



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Brian LaValle
DOCKET NO.: 13-04818.001-R-1
PARCEL NO.: 06-21.0-410-019

The parties of record before the Property Tax Appeal Board are Brian LaValle, the appellant; and the St. Clair County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **St. Clair** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 2,716
IMPR.: \$20,894
TOTAL: \$23,610

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2013 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a one and one-half story frame dwelling that contains 1,504¹ square feet of living area. The dwelling was constructed in 1908. Features include a partial unfinished basement, central air conditioning and a 440 square foot garage. The subject parcel has a 6,534 square foot site. The subject property is located in Sugarloaf Township, St. Clair County, Illinois

The appellant claimed overvaluation as the basis of the appeal. In support of this argument, the appellant submitted four comparable properties located from .18 to .25 of a mile from the subject. The comparables had varying degrees of similarity when compared to the subject in land area, design, age, dwelling size and features. The comparables sold from February 2012 to

¹ The appellant claims the subject dwelling contains 1,003 square feet of living area, but submitted no evidence to support this claim. After reviewing the subject's property record card that was submitted by the board of review, the Board finds the subject dwelling contains 1,504 square feet of living area.

April 2013 for prices ranging from \$25,800 to \$39,700 or from \$30.84 to \$36.41 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$23,610. The subject's assessment reflects an estimated market value of \$70,689 or \$47.00 per square foot of living area including land when applying St. Clair County's 2013 three-year average median level of assessment of 33.40% as determined by the Illinois Department of Revenue. 86 Ill.Admin.Code §1910.50(c)(1).

In support of the subject's assessment the board of review submitted photographs, property record cards and an analysis of four comparable sales. The comparables had varying degrees of similarity when compared to the subject in land area, design, age, dwelling size and features. The board of review described the subject and comparables as having an effective age of 1985, but did not provide any evidence as to how the effective age was determined. Property record cards show the comparables were built from 1920 to 1931. The comparables sold from June 2012 to August 2013 for prices ranging from \$76,000 to \$94,000 or from \$62.30 to \$99.16 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof.

The parties submitted eight comparable sales for the Board's consideration. The Board gave less weight to comparables #1 through #3 submitted by the appellant and comparables #3 and #4 submitted by the board of review due to their smaller dwelling size when compared to the subject. The Board also gave less weight to comparable #4 submitted by the appellant due to its crawl space foundation, unlike the subject's partial unfinished basement. The Board finds comparables #1 and #2 submitted by the board of review are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold for prices of \$90,000 and \$76,000 or \$65.60 and \$62.30 per square foot of living area including land, respectively. The subject's assessment reflects an estimated market value of \$70,689 or \$47.00 per square foot of living area including land, which is less than the two most similar comparables contained in this record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in the subject's assessed valuation is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member

Member



Member

Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 24, 2016



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of

the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.